



Welch & Ward Architects, Inc.  
216 East Oakland Ave, Ste 06  
Tallahassee, FL 32301  
Architecture & Interior Design

ATTACHMENT # 2  
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November 30, 2004

**RECEIVED**

**Mr. Jeff Williams**  
Leon County Facilities Management  
Tallahassee, FL 32399-3000

**DEC 08 2004**  
**LEON COUNTY**  
**PUBLIC WORKS**

**RE: Woodville Community Center**  
WWA Project No. 0108.11  
F:\0108.11\Status Update.doc(rev)

Dear Jeff,

The following is a history summary and status update of the above-referenced project:

- July 09, 2003, Welch & Ward Architects (WWA) produced and submitted the "Space Needs Assessment and Site Analysis, Woodville Community Center".

The report included 2 options on 2 sites:

Option A, 3,245 gross sq. ft facility with meeting rooms, administrative and service support area, similar in scope to the Chaires Community Center.

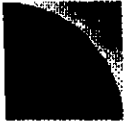
Project development costs were projected at \$701,500 for site 1 and \$697,600 for site 2.

Option B, 6,329 gross sq ft facility incorporating the above and additional classrooms and support areas necessary for inclusion of a Boys and Girls Club.

Project development costs were projected at \$992,900 for site 1 and \$981,100 for site 2.

- September 16, 2003, workshop held with the Leon County Board of County Commissioners. Option B was selected but with a reduced project budget of \$835,000.
- September 23, 2003, meeting held with representatives from Parks & Recreation, Facilities Management, the Boys & Girls Club and WWA to reconcile project scope and budget shortage. The Boys & Girls Club deleted the studio space and the Assembly rooms were reduced in total area. As a result building total area was reduced to approximately 5,324 gross sq ft. In addition several project elements such as block sealer, folding partition system and standing seam metal roof were designated as Add Alternates to comply with the project budget.
- December 31, 2003, WWA authorized by purchase order to provide architectural and engineering design services for construction documents and construction administration.

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- January, 2004 , WWA advises Leon County of observed accelerating building cost inflation due to building material shortages brought on by the building boom in China. WWA provides a cost comparison matrix comparing projected budgets for buildings ranging from 4,800 gross sq ft to 5,276 gross sq ft. (see Attachment A)
- February 12, 2004, Parks & Recreation directs WWA to proceed with 4,800 gross sq ft scheme with a projected site and building construction cost of \$876,000 including an estimated property acquisition cost of \$45,000. The approximate \$41,000 budget shortage is to be made up by Public Works providing site clearing, rough grading and landscaping. In order to meet the reduced area, the entry porticos are designated as additive alternates and the director's office is eliminated by direction from the Boys & Girls Club.
- March 03, 2004, Paul Cozzie and Commissioner Sauls meet with the St. Joe Corporation to discuss procurement of the preferred Site 1 located east of the Leon County baseball park. St. Joe proposes an alternate, nearby site located south of the ball fields.
- March 19, 2004, WWA submits Schematic Design.
- April 28, 2004, WWA provides a site evaluation and updated project development cost projection for the alternate site proposed by St. Joe, now known as Option D. The projected project base-bid cost is anticipated to be \$874, 012 without property acquisition costs (see Attachment B) With Add alternates the project cost is anticipated to be \$971,407. The project increase of approximately \$43,000 is attributed to recent site development cost escalations and the new site's further proximity to utilities.
- May 24, 2004. WWA is directed by Parks & Recreation to put the project ON HOLD due to the extended negotiations with St. Joe for site procurement.
- To date: Site and building costs continue to accelerate at an unanticipated rate due to the continuing China building boom and recent unprecedented hurricane activity in Florida. Instead of the recent historical annual inflation rate of 3.5%, inflation rates have approached 10% to 15% (see Attachment C).

The current projected project cost including property acquisition, building, previous add alternates and site development is \$1,058,052.(see Attachment D1) Without the add alternates, the projected project cost would be \$971,808 (see Attachment D2). The building only base bid cost has increased from \$446,400 to \$470,858. This reflects an increase from the previous April building cost projection of \$24,458 or 5.5% over the last 5 months.

Please contact us at your earliest convenience if you have any questions regarding this update,

Sincerely,

  
Andrew Welch

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# Woodville Community Center

2/12/2004  
0108.11

## Attachment A

	Scheme A: CMU walls	Scheme B: 2x6 walls	Scheme C: CMU walls, rect. Plan	Scheme D: 2x6 walls, rect. Plan
building area, gsf	5276	5276	5276	5276
est. cost psf	90.00	88.70	86.25	85.00
subtotal	\$ 474,840	\$ 467,981	\$ 455,055	\$ 448,460
15% contingency	\$ 71,226	\$ 70,197	\$ 68,258	\$ 67,269
subtotal	\$ 546,066	\$ 538,178	\$ 523,313	\$ 515,729
5% escalation	\$ 27,303	\$ 26,909	\$ 26,166	\$ 25,786
bidg total	\$ 573,369	\$ 565,087	\$ 549,479	\$ 541,515
Site 2				
site w/ escalation	\$ 163,000	\$ 163,000	\$ 163,000	\$ 163,000
site contingency at 15%	\$ 24,450	\$ 24,450	\$ 24,450	\$ 24,450
site total	\$ 187,450	\$ 187,450	\$ 187,450	\$ 187,450
bidg & site total	\$ 760,819	\$ 762,537	\$ 736,929	\$ 728,965
property acquisition	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
A&E fees	\$ 68,400	\$ 68,400	\$ 68,400	\$ 68,400
programming	\$ 35,858	\$ 35,858	\$ 35,858	\$ 35,858
project construction total	\$ 910,077	\$ 901,796	\$ 886,187	\$ 878,223
	Scheme A2: reduced areas	Scheme B2: reduced area	Scheme C2: reduced area	Scheme D2: reduced area
building area, gsf	4800	4800	4800	4800
est. cost psf	93.00	91.70	89.25	88.00
subtotal	\$ 446,400	\$ 440,160	\$ 428,400	\$ 422,400
15% contingency	\$ 66,960	\$ 66,024	\$ 64,260	\$ 63,360
subtotal	\$ 513,360	\$ 506,184	\$ 492,660	\$ 485,760
5% escalation	\$ 25,668	\$ 25,309	\$ 24,633	\$ 24,288
bidg total	\$ 539,028	\$ 531,493	\$ 517,293	\$ 510,048
Site 2				
site w/ escalation	\$ 163,000	\$ 163,000	\$ 163,000	\$ 163,000
site contingency at 15%	\$ 24,450	\$ 24,450	\$ 24,450	\$ 24,450
site total	\$ 187,450	\$ 187,450	\$ 187,450	\$ 187,450
bidg & site total	\$ 726,478	\$ 718,943	\$ 704,743	\$ 697,498
property acquisition	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
A&E fees	\$ 68,400	\$ 68,400	\$ 68,400	\$ 68,400
programming	\$ 35,858	\$ 35,858	\$ 35,858	\$ 35,858
project construction total	\$ 875,736	\$ 868,201	\$ 854,001	\$ 846,756

	Scheme A3: reduced areas	Scheme B3: reduced area	Scheme C3: reduced area	Scheme D3: reduced area
building area, gsf	5000	5000	5000	5000
est. cost psf	91.50	90.20	87.75	86.50
subtotal	\$ 457,500	\$ 451,000	\$ 438,750	\$ 432,500
15% contingency	\$ 68,625	\$ 67,650	\$ 65,813	\$ 64,875
subtotal	\$ 526,125	\$ 518,650	\$ 504,563	\$ 497,375
5% escalation	\$ 26,306	\$ 25,933	\$ 25,228	\$ 24,869
bldg total	\$ 562,431	\$ 544,583	\$ 529,791	\$ 522,244
Site 2				
site w/ escalation	163,000	163,000	163,000	163,000
site contingency at 15%	\$ 24,450	\$ 24,450	\$ 24,450	\$ 24,450
site total	\$ 187,450	\$ 187,450	\$ 187,450	\$ 187,450
bldg & site total	\$ 739,881	\$ 732,033	\$ 717,241	\$ 709,694
property acquisition				
A&E fees	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
programming	\$ 68,400	\$ 68,400	\$ 68,400	\$ 68,400
	\$ 35,858	\$ 35,858	\$ 35,858	\$ 35,858
project construction total	\$ 889,139	\$ 881,291	\$ 866,499	\$ 858,952
total project funding	\$ 835,000			

# Attachment B

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## Preliminary Opinion of Probable Development Cost

<b>Date:</b> 4/9/2004	<b>Project No.</b> 7009-003	<b>Project Name:</b> Woodville Community Center Option D	<b>Prepared By:</b> EWG
			<b>Reviewed By:</b> MPT
Summary			
Description			Amount
<b>Permitting/Fees</b>			
<b>Local</b> (Only Estimate, not inclusive of tree payment)			\$ 15,000.00
<b>FDEP</b> (Stormwater Permit)			\$ 250.00
<b>City of Tallahassee</b> (Water)			\$ 1,100.00
<b>County Health</b> (Septic Permit)			\$ 250.00
<b>City of Tallahassee</b> (Electric Svc Deposit)			\$ 3,000.00
<b>Landscaping</b>			\$ 15,000.00
<b>Lighting</b> (2 lights max)			\$ 5,000.00
<b>Construction Costs</b>			
<b>Earthwork Total</b>			\$ 66,925.78
<b>Paving Total</b>			\$ 75,043.47
<b>Drainage Total</b>			\$ 14,130.60
<b>Water Total</b>			\$ 16,142.50
<b>Sewer Total</b>			\$ 13,310.00
<b>Construction Inspections</b>			\$ 3,000.00
<b>Final Certifications</b> (SMF Operating Permit)			\$ 1,500.00
<b>Site Development Costs</b>			
<b>SUBTOTAL</b> (Excluding Building)			\$ 230,000.00
<b>CONTINGENCY</b> (15%)      Site Constr. Only			\$ 33,000.00
<b>SITE WORK CONSTRUCTION TOTAL</b>			\$ 263,000.00
<b>Engineering Fees</b> (Type A Site Plan Only)			\$ 20,000.00
<b>Surveying</b> (Boundary and Topo)			\$ 10,000.00
<b>Building Costs</b>			
<b>Community Center Building Cost</b> 4800 SF @ \$93/SF			\$ 446,400.00
<b>CONTINGENCY</b> (15%)      Building Cost Only			\$ 67,000.00
<b>COST ESCALATION</b> (5%)			\$ 25,670.00
<b>BUILDING CONSTRUCTION TOTAL</b>			\$ 539,070.00
<b>Architectural Fees</b> (Building Only)			\$ 41,942.00
<b>Property Acquisition</b> (as provided by Leon County)			\$ -
<b>GRAND TOTAL</b>			\$ 874,012.00

Note: This Preliminary Opinion of Probable Cost does not include offsite improvements that may be required.

For Immediate Release

Contact: John Pappas/Jerry Walsh  
Walsh Communications  
(212) 221-4612  
[john@walshcom.com](mailto:john@walshcom.com)  
[jerry@walshcom.com](mailto:jerry@walshcom.com)

## MATERIAL SHORTAGES DRIVING PRICE INCREASE IN PROJECT BIDDING ACCORDING TO PINNACLEONE SURVEY OF CONSTRUCTION INDUSTRY

### - Executives Concerned with False Claims and Lack Knowledge on Green Building Standards -

PHOENIX, AZ – November 9, 2004 – According to a new study by PinnacleOne, one of the nation's leading construction consulting firms, an overwhelming majority (89%) of industry professionals have witnessed a significant price increase in project bidding during the past year. The average price increase was estimated to be 10 percent or greater by more than two thirds (69%) of respondents and at more than 15 percent by greater than one third (34%) of the participants. Cost of materials (68%) was identified as the clear driver of this alarming trend. The survey also identified a growing concern with the issue of false claims and a lack of understanding on energy and environmental issues among the construction executives.

These are just a few of the findings in the *PinnacleOne Pulse of U.S. Construction - 2004* survey which examined the opinions of construction industry executives (owners, architects, engineers, contractors and developers) on issues related to project management, energy/environment and claim resolution.

# Attachment D1

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## Preliminary Opinion of Probable Development Cost

<b>Date:</b> 4/9/2004 rev: 11/29/04	<b>Project No.</b> 7009-003	<b>Project Name:</b> Woodville Community Center Option D-revised	<b>Prepared By:</b> EWG	<b>Reviewed By:</b> MPT
<b>Summary</b>				
<b>Description</b>			<b>Amount</b>	
<b>Permitting/Fees</b>				
Local (Only Estimate, not inclusive of tree payment)			\$	15,000.00
FDEP (Stormwater Permit)			\$	250.00
City of Tallahassee (Water)			\$	1,100.00
County Health (Septic Permit)			\$	250.00
City of Tallahassee (Electric Svc Deposit)			\$	3,000.00
Landscaping			\$	15,000.00
Lighting (2 lights max, standard street type, non decorative)			\$	6,000.00
<b>Construction Costs</b>				
Earthwork Total			\$	92,000.00
Paving Total			\$	78,000.00
Drainage Total			\$	18,600.00
Water Total			\$	18,300.00
Sewer Total			\$	12,700.00
Construction Inspections			\$	3,000.00
Final Certifications (SMF Operating Permit)			\$	1,500.00
<b>Site Development Costs</b>				
SUBTOTAL (Excluding Building)			\$	264,700.00
CONTINGENCY (15%)			\$	36,800.00
COST ESCALATION (5%)			\$	12,300.00
SITE WORK CONSTRUCTION TOTAL			\$	313,800.00
Engineering Fees (Type A Site Plan Only)			\$	20,000.00
Surveying (Boundary and Topo)			\$	10,000.00
<b>Building Costs</b> (as provided by Welch and Ward Architects)				
Community Center Building Cost w/ Add Alts			4800 GSF	\$ 346,895.00
CONTINGENCY (8%)			Building Cost Only	\$ 43,800.00
COST ESCALATION (5%)				\$ 29,535.00
BUILDING CONSTRUCTION TOTAL				\$ 620,230.00
Architectural Fees (Building Only)				\$ 44,022.00
Property Acquisition			(as provided by Leon County)	\$ 50,000.00
<b>GRAND TOTAL</b>				<b>\$ 1,058,052.00</b>

Note: This Preliminary Opinion of Probable Cost does not include offsite improvements that may be required.

Genesis Group  
2507 Callaway Road, Suite 100  
Tallahassee, FL 32303  
(850) 224-4400

## Preliminary Opinion of Probable Development Cost

<b>Date:</b> 4/9/2004 rev: 11/29/04	<b>Project No.</b> 7009-003	<b>Project Name:</b> Woodville Community Center Option D-revised	<b>Prepared By:</b> EWG
			<b>Reviewed By:</b> MPT

## Summary

Description	Amount
<b>Permitting/Fees</b>	
Local (Only Estimate, not inclusive of tree payment)	\$ 15,000.00
FDEP (Stormwater Permit)	\$ 250.00
City of Tallahassee (Water)	\$ 1,100.00
County Health (Septic Permit)	\$ 250.00
City of Tallahassee (Electric Svc Deposit)	\$ 3,000.00
<b>Landscaping</b>	\$ 15,000.00
<b>Lighting (2 lights max, standard street type, non decorative)</b>	\$ 6,000.00
<b>Construction Costs</b>	
Earthwork Total	\$ 92,000.00
Paving Total	\$ 78,000.00
Drainage Total	\$ 18,600.00
Water Total	\$ 18,300.00
Sewer Total	\$ 12,700.00
Construction Inspections	\$ 3,000.00
Final Certifications (SMF Operating Permit)	\$ 1,500.00

## Site Development Costs

SUBTOTAL (Excluding Building)	\$ 264,700.00
CONTINGENCY (15%) Site Constr. Only	\$ 36,800.00
COST ESCALATION (5%)	\$ 12,300.00
<b>SITE WORK CONSTRUCTION TOTAL</b>	<b>\$ 313,800.00</b>
Engineering Fees (Type A Site Plan Only)	\$ 20,000.00
Surveying (Boundary and Topo)	\$ 10,000.00

## Building Costs (as provided by Welch and Ward Architects)

Community Center Building Cost, base bldg	4800 GSF	\$ 470,858.00
CONTINGENCY (8%) Building Cost Only		\$ 37,700.00
COST ESCALATION (5%)		\$ 25,428.00
<b>BUILDING CONSTRUCTION TOTAL</b>		<b>\$ 533,986.00</b>
Architectural Fees (Building Only)		\$ 44,022.00
Property Acquisition (as provided by Leon County)		\$ 50,000.00
<b>GRAND TOTAL</b>		<b>\$ 971,808.00</b>

Note: This Preliminary Opinion of Probable Cost does not include offsite improvements that may be required.